

CHAPTER 82.03 AGRICULTURAL AND RESOURCE MANAGEMENT LAND USE ZONING DISTRICTS

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82.03.010 Purpose

This Chapter lists the land uses that may be allowed within the agricultural and resource management land use zoning districts established by the General Plan and listed in Chapter 82.01 (Land Use Plan and Land Use Zoning Districts, and Overlays), determines the type of planning permit/approval required for each use, and provides basic standards for site layout and building size.

Adopted Ordinance 4011 (2007)

82.03.020 Purposes and Location of the Agricultural and Resource Management Land Use Zoning Districts

The purposes of the individual agricultural and resource management land use zoning districts and the locations where they are applied are as specified in the General Plan and as described in Chapter 82.01 (Land Use Plan, Land Use Zoning Districts, and Overlays).

Adopted Ordinance 4011 (2007)

82.03.030 Minimum Area for Designation

The agricultural and resource land use zoning districts shall be applied through the General Plan amendment process (Chapter 86.12) only to sites with the minimum areas indicated in Table 82-3.

Table 82-3
Minimum Area For Agricultural and Resource Management
Land Use Zoning District Designation

| Land Use Zoning District | Minimum Area for Designation |
|---------------------------------|-------------------------------------|
| AG (Agriculture) | 100 acres |
| RC (Resource Conservation) | 200 acres |
| FW (Floodway) | No Minimum Area Required |
| OS (Open Space) | No Minimum Area Required |

Adopted Ordinance 4011 (2007)

82.03.040 Agricultural and Resource Management Land Use Zoning District Allowed Uses and Permit Requirements

- (a) **General permit requirements.** Table 82-3 identifies the uses of land allowed by this Development Code in each agricultural and resource land use zoning district established by Chapter 82.01 (Land Use Plan and Land Use Zoning Districts, and Overlays), in compliance with Section 82.02.030 (Allowed Land Uses and Planning Permit Requirements).
- (b) **Requirements for certain specific land uses.** Where the last column in Table 82-4 ("Specific Use Regulations") includes a section number, the referenced section may affect whether the use requires a Site Plan Permit, Conditional Use Permit, Minor Use Permit, Planned Development Permit, or other County approval, and/or may establish other requirements and standards applicable to the use.

Table 82-4
Allowed Land Uses and Permit Requirements
for Agricultural and Resource Management Land Use Zoning Districts

| LAND USE <i>See Division 10 (Definitions) for land use definitions</i> | PERMIT REQUIRED BY DISTRICT | | | | Specific Use Regulations |
|---|-----------------------------|------------------|------------------|------------------|--------------------------|
| | RC | AG | FW | OS | |
| AGRICULTURAL, RESOURCE & OPEN SPACE USES | | | | | |
| Agricultural support services | M/C | M/C | CUP | — | |
| Animal keeping | S | S | S | — | 84.04 |
| Crop production, horticulture, orchard, vineyard | A | A | A | — | |
| Livestock operations | S | S | S | — | 84.04 |
| Natural resources development (mining) | CUP | CUP | CUP | — | 88.03 |
| Nature preserve (accessory uses) | P ⁽¹⁾ | P ⁽¹⁾ | P ⁽¹⁾ | P ⁽¹⁾ | |
| Lake, reservoir | M/C | M/C | M/C | M/C | |
| Pond | A | A | A | A | |
| Winery | M/C | M/C | — | — | |
| INDUSTRY, MANUFACTURING & PROCESSING, WHOLESALING | | | | | |
| Composting operations | CUP | CUP | — | — | |
| Hazardous waste facilities | CUP | CUP | — | — | 84.11 |
| Industrial use requiring extensive buffering | CUP | CUP | — | — | |
| Recycling facilities | S | S | — | — | 84.19 |
| RECREATION, EDUCATION & PUBLIC ASSEMBLY | | | | | |
| Agritourism enterprises | S | S | — | — | 84.03 |
| Campgrounds | M/C | M/C | — | — | |
| Commercial entertainment - Indoor | — | — | — | — | |
| Conference/convention facility | CUP | CUP | — | — | |
| Equestrian facility | M/C | M/C | — | — | |
| Fitness/health facility | M/C | — | — | — | |
| Golf course | — | — | — | — | |
| Library, museum, art gallery, outdoor exhibit | M/C | M/C | — | — | |
| Meeting facility, public or private | CUP | CUP | — | — | |
| Park, playground | M/C | M/C | — | — | |
| Places of worship | CUP | CUP | — | — | |
| Recreational vehicle park | CUP ⁽²⁾ | — | — | — | |
| Rural sports and recreation | CUP | CUP | — | — | |
| School - College or university | — ⁽³⁾ | — ⁽³⁾ | — | — | |
| School - Private | — ⁽³⁾ | — ⁽³⁾ | — | — | |
| School - Specialized education/training | CUP | CUP | — | — | |
| Sports or entertainment assembly | — | — | — | — | |

KEY

| | | | |
|-----|--|-----|---|
| A | Allowed use (no planning permit required) | PD | Planned Development Permit required (Chapter 85.10) |
| P | Permitted Use; Site Plan Permit required (Chapter 85.08) | SUP | Special Use Permit required (Chapter 85.14) |
| M/C | Minor Use Permit required; unless a Conditional Use Permit required in compliance with Section 85.06.050 (Projects That Do Not Qualify for a Minor Use Permit) | S | Permit requirement set by Specific Use Regulations (Division 4) |
| | | TSP | Temporary Special Events Permit required (Chapter 85.16) |
| CUP | Conditional Use Permit required (Chapter 85.06) | TUP | Temporary Use Permit required (Chapter 85.15) |
| MUP | Minor Use Permit required (Chapter 85.06) | — | Use not allowed |

Notes:

- (1) CUP required if maximum building coverage exceeds 10,000 sq. ft., the use will have more than 20 employees per shift, or if not exempt from CEQA; may qualify for a MUP in compliance with Section 85.06.020 (Applicability).
- (2) Density of the recreational vehicles in a Recreational Vehicle Park shall be limited to 4 per acre.
- (3) Requires a General Plan Amendment to Institutional (IN) Land Use Zoning District.

Table 82-4 (continued)
Allowed Land Uses and Permit Requirements
for Agricultural and Resource Management Land Use Zoning Districts

| LAND USE <i>See Division 10 (Definitions) for land use definitions</i> | PERMIT REQUIRED BY DISTRICT | | | | Specific Use Regulations |
|---|-----------------------------|--------------------|----|----|--------------------------|
| | RC | AG | FW | OS | |
| RESIDENTIAL | | | | | |
| Accessory use or structure - Residential | A ⁽¹⁾ | A ⁽¹⁾ | — | — | 84.01 |
| Accessory dwelling (labor quarters, etc.) | P ⁽²⁾ | P ⁽²⁾ | — | — | 84.01 |
| Dependent housing | SUP | SUP | — | — | 84.08 |
| Guest housing | A ⁽¹⁾ | A ⁽¹⁾ | — | — | 84.01 |
| Home occupation | SUP | SUP | — | — | 84.12 |
| Homeless shelter | — | CUP | — | — | |
| Second dwelling unit | A ⁽⁵⁾ | A ⁽⁵⁾ | — | — | 84.01 |
| Single dwelling | A | A | — | — | |
| RETAIL | | | | | |
| Produce stands (200 sq ft or less on lots that are 10,000 sq. ft. or greater) | A ⁽⁴⁾ | A | — | — | 84.03 |
| SERVICES - BUSINESS & PROFESSIONAL | | | | | |
| Medical services - Hospital | M/C ⁽⁶⁾ | M/C ⁽⁶⁾ | — | — | |
| Medical services - Rehabilitation centers | M/C | M/C | — | — | |
| Office - Accessory | P ⁽⁵⁾ | P ⁽⁵⁾ | — | — | |
| Office - Government | M/C ⁽⁶⁾ | M/C ⁽⁶⁾ | — | — | |
| SERVICES | | | | | |
| | | | | | |
| Cemetery, including pet cemeteries | CUP | CUP | — | — | |
| Commercial Kennels and Catteries - min lot 2.5 acres | M/C | M/C | — | — | |
| Correctional institution ⁽⁶⁾ | — | — | — | — | |
| Lodging - Bed and breakfast inn (B&B) | SUP | SUP | — | — | |
| Public safety facility | M/C ⁽⁶⁾ | M/C ⁽⁶⁾ | — | — | |
| Social Care Facility - 6 or fewer clients | A | A | — | — | |
| Social Care Facility - 7 or more clients | M/C | M/C | — | — | |

KEY

| | | | |
|-----|--|-----|---|
| A | Allowed use (no planning permit required) | PD | Planned Development Permit required (Chapter 85.10) |
| P | Permitted Use; Site Plan Permit required (Chapter 85.08) | SUP | Special Use Permit required (Chapter 85.14) |
| M/C | Minor Use Permit required; unless a Conditional Use Permit required in compliance with Section 85.06.050 (Projects That Do Not Qualify for a Minor Use Permit) | S | Permit requirement set by Specific Use Regulations (Division 4) |
| | | TSP | Temporary Special Events Permit required (Chapter 85.16) |
| CUP | Conditional Use Permit required (Chapter 85.06) | TUP | Temporary Use Permit required (Chapter 85.15) |
| MUP | Minor Use Permit required (Chapter 85.06) | — | Use not allowed |

Notes:

- (1) Use allowed as an accessory use only, on the same site as a residential use allowed by this table.
- (2) Use allowed as an accessory use only, on the same site as an agricultural use allowed by this table. Requires a Special Use Permit when recreational vehicles are used for seasonal operations.
- (3) CUP required if maximum building coverage exceeds 10,000 sq. ft., the use will have more than 20 employees per shift, or if not exempt from CEQA; may qualify for a MUP in compliance with Section 85.06.020 (Applicability).
- (4) In Phelan/Pinon Hills Community Plan area, a maximum 6 sq. ft. advertising sign shall be allowed.
- (5) Use allowed as an accessory use only with standards, on the same site as a residential use allowed by this table provided that the parcel is twice the minimum lot size required by the land use zoning district.
- (6) Requires a General Plan Amendment to Institutional (IN) Land Use Zoning District.

Table 82-4 (continued)
Allowed Land Uses and Permit Requirements
for Agricultural and Resource Management Land Use Zoning Districts

| LAND USE <i>See Division 10 (Definitions) for land use definitions</i> | PERMIT REQUIRED BY DISTRICT | | | | Specific Use Regulations |
|---|-----------------------------|----|----|----|--------------------------|
| | RC | AG | FW | OS | |

TRANSPORTATION, COMMUNICATIONS & INFRASTRUCTURE

| | | | | | |
|--|-----|-----|-----|-----|-------|
| Broadcasting antennae and towers | M/C | M/C | — | — | |
| Electrical power generation ⁽²⁾ | CUP | CUP | — | — | |
| Pipelines, transmission lines, and control stations ⁽¹⁾ | (1) | (1) | (1) | (1) | |
| Sewage treatment and disposal facility ⁽²⁾ | — | — | — | — | |
| Solid waste disposal ⁽²⁾ | — | — | — | — | |
| Transportation facility | CUP | CUP | — | — | |
| Utility facility | CUP | CUP | CUP | — | |
| Wind energy system, accessory | S | S | S | — | 84.26 |
| Wireless telecommunications facility | S | S | S | — | 84.27 |

OTHER

| | | | | | |
|-------------------------------|-----|-----|-----|-----|-------|
| Accessory structures and uses | A | A | A | A | 84.01 |
| Temporary special events | TSP | TSP | TSP | TSP | 85.16 |
| Temporary structures and uses | TUP | TUP | TUP | TUP | 84.25 |

KEY

| | | | |
|-----|--|-----|---|
| A | Allowed use (no planning permit required) | PD | Planned Development Permit required (Chapter 85.10) |
| P | Permitted Use; Site Plan Permit required (Chapter 85.08) | SUP | Special Use Permit required (Chapter 85.14) |
| M/C | Minor Use Permit required; unless a Conditional Use Permit required in compliance with Section 85.06.050 (Projects That Do Not Qualify for a Minor Use Permit) | S | Permit requirement set by Specific Use Regulations (Division 4) |
| | | TSP | Temporary Special Events Permit required (Chapter 85.16) |
| CUP | Conditional Use Permit required (Chapter 85.06) | TUP | Temporary Use Permit required (Chapter 85.15) |
| MUP | Minor Use Permit required (Chapter 85.06) | — | Use not allowed |

Notes:

- (1) Pipelines, transmission lines, and control station uses are regulated and approved by the Public Utilities Commission. See alternate review procedures in Section 85.02.050 (Alternate Review Procedures)
- (2) Requires a General Plan Amendment to apply the Energy Facilities (EN) Overlay.

Adopted Ordinance 4011 (2007); Amended Ordinance 4043 (2008); Amended Ordinance 4057 (2008)

82.03.050 Agricultural and Resource Management Land Use Zoning District Subdivision Standards

- (a) Each subdivision shall comply with the minimum parcel size requirements shown in Tables 82-4A, 82-4B and 82-4C for the applicable land use zoning district.
- (b) The minimum parcel size requirements for a specific subdivision are determined by the review authority as part of subdivision approval. The review authority may require one or more parcels within a specific subdivision to be larger than the minimums required by these tables based on potential environmental impacts, the physical characteristics of the site or surrounding parcels, and/or other factors.
- (c) See also the standards in Sections 83.02.050 (Parcel Area Measurements and Exceptions).

Table 82-4A
Agricultural and Resource Management Land Use Zoning District Minimum Lot Size
Valley Region

| Land Use Zoning District | Minimum Lot Area | Lot Dimensions | | | |
|--------------------------|-------------------------|------------------------|----------------|----------------|------------------------------|
| | | Minimum Frontage Width | Minimum Width | Minimum Depth | Maximum Width to Depth Ratio |
| AG | 10 acres ⁽¹⁾ | N.A. | 300 ft | 300 ft | 1:4 |
| RC | 40 acres | 150 feet | 300 ft | 300 ft | 1:4 |
| FW | 10 acres | N.A. | 60 ft | 100 ft | 1:4 |
| OS | No requirement | No requirement | No requirement | No requirement | No requirement |

Notes:

- (1) Except where modified by map suffix. The various designations within the AG Land Use Zoning District shall be limited to AG, AG-20, AG-40, AG-80 and AG-160.

Table 82-4B
Agricultural and Resource Management Land Use Zoning District Minimum Lot Size
Mountain Region

| Land Use Zoning District | Minimum Lot Area | Lot Dimensions | | | |
|--------------------------|-------------------------|------------------------|----------------|----------------|------------------------------|
| | | Minimum Frontage Width | Minimum Width | Minimum Depth | Maximum Width to Depth Ratio |
| AG ⁽¹⁾ | 10 acres ⁽²⁾ | N.A. | 300 ft | 300 ft | 1:4 |
| RC | 40 acres | 150 feet | 300 ft | 300 ft | 1:4 |
| FW | 10 acres | N.A. | 60 ft | 100 ft | 1:3 |
| OS | No requirement | No requirement | No requirement | No requirement | No requirement |

Notes:

- (1) Limited to the Oak Glen Community Plan area only.
 (2) Except where modified by map suffix. The various designations within the AG Land Use Zoning District shall be limited to AG, AG-20, AG-40, AG-80 and AG-160.

Table 82-4C
Agricultural and Resource Management Land Use Zoning District Minimum Lot Size
Desert Region

| Land Use Zoning District | Minimum Lot Area | Lot Dimensions | | | |
|--------------------------|-------------------------|------------------------|----------------|----------------|------------------------------|
| | | Minimum Frontage Width | Minimum Width | Minimum Depth | Maximum Width to Depth Ratio |
| AG | 10 acres ⁽¹⁾ | N.A. | 300 ft | 300 ft | 1:4 |
| RC | 40 acres | 150 feet | 300 ft | 300 ft | 1:4 |
| FW | 10 acres | N.A. | 60 ft | 100 ft | 1:4 |
| OS | No requirement | No requirement | No requirement | No requirement | No requirement |

Notes:

- (1) Except where modified by map suffix. The various designations within the AG Land Use Zoning District shall be limited to AG, AG-20, AG-40, AG-80 and AG-160.

Adopted Ordinance 4011 (2007)

82.03.060 Agricultural and Resource Management Land Use Zoning District Site Planning and Building Standards

Subdivisions, new land uses and structures, and alterations to existing land uses and structures shall be designed, constructed, and established in compliance with the requirements in Tables 82-A, 82-B, and 82-C, in addition to the applicable standards (e.g., landscaping, parking and loading, etc.) in Division 3 (Countywide Development Standards) and Division 4 (Standards for Specific Land Uses and Activities).

Table 82-5A
Agricultural and Resource Management Land Use Zoning District Development Standards
Valley Region

| Valley Region Development Feature | Requirement by Land Use Zoning District | | | |
|-----------------------------------|--|--|-------------------------|-------------------------|
| | AG Agriculture | RC Resource Conservation | FW Floodway | OS Open Space |
| Density | <i>Maximum housing density. The actual number of units allowed will be determined by the County through subdivision or planning permit approval, as applicable.</i> | | | |
| Maximum density | 1 unit per 10 acres Accessory dwellings as allowed by Chapter 84.01 (Accessory Structures and Uses) | 1 unit per 40 acres Accessory dwellings as allowed by Chapter 84.01 (Accessory Structures and Uses) | Residential Not Allowed | Residential Not Allowed |
| Setbacks | <i>Minimum setbacks required. See Chapter 83.02 for exceptions, reductions, and encroachments. See Division 4 for any setback requirements applicable to specific land uses.</i> | | | |
| Front | 25 ft | 25 ft | 75 ft | 25 ft |
| Side - Street side | 25 ft | 25 ft | 25 ft | 25 ft |
| Side - Interior (each) | 15 ft. | 15 ft | 15 ft | 15 ft |
| Rear | 15 ft | 15 ft | 15 ft | 15 ft |
| Lot coverage | <i>Maximum percentage of the total lot area that may be covered by structures and impervious surfaces.</i> | | | |
| Maximum coverage | N.A. | N.A. | N.A. | N.A. |
| Height limit | <i>Maximum allowed height of structures. See Section 83.02.040 (Height Limits and Exceptions) for height measurement requirements, and height limit exceptions.</i> | | | |
| Maximum height | 35 ft | 35 ft | 35 ft | 35 ft |
| Accessory structures | See Chapter 84.01 (Accessory Structures and Uses). | | | |
| Infrastructure | See Chapter 83.09 (Infrastructure Improvement Standards) | | | |
| Parking | See Chapter 83.11 (Parking Regulations). | | | |
| Signs | See Chapter 83.13 (Sign Regulations) | | | |

Table 82-5B
Agricultural and Resource Management Land Use Zoning District Development Standards
Mountain Region

| Mountain Region Development Feature | Requirement by Land Use Zoning District | | | |
|---|--|---|----------------------------|----------------------------|
| | AG ⁽¹⁾ Agriculture | RC Resource Conservation | FW Floodway | OS Open Space |
| Density | <i>Maximum housing density. The actual number of units allowed will be determined by the County through subdivision or planning permit approval, as applicable.</i> | | | |
| Maximum density | 1 unit per 10 acres Accessory dwellings as allowed by Chapter 84.01 (Accessory Structures and Uses) | 1 unit per 40 acres Accessory dwellings as allowed by Chapter 84.01 (Accessory Structures and Uses) | Residential Not Allowed | Residential Not Allowed |
| Setbacks | <i>Minimum setbacks required. See Chapter 83.02 for exceptions, reductions, and encroachments. See Division 5 for any setback requirements applicable to specific land uses.</i> | | | |
| Front | 35 ft | 25 ft | 25 ft | 25 ft |
| Side - Street side | 30 ft | 25 ft | 25 ft | 25 ft |
| Side - Interior (each) | 30 ft. | 15 ft | 15 ft | 15 ft |
| Rear | 35 ft | 15 ft | 15 ft | 15 ft |
| Lot coverage | <i>Maximum percentage of the total lot area that may be covered by structures and impervious surfaces.</i> | | | |
| Maximum coverage | N.A. | N.A. | N.A. | N.A. |
| Height limit | <i>Maximum allowed height of structures. See Section 83.02.040 (Height Limits and Exceptions) for height measurement requirements, and height limit exceptions.</i> | | | |
| Maximum height | 35 ft | 35 ft | 25 ft | 35 ft |
| Accessory structures | See Chapter 84.01 (Accessory Structures and Uses). | | | |
| Infrastructure | See Chapter 83.09 (Infrastructure Improvement Standards) | | | |
| Parking | See Chapter 83.11 (Parking Regulations). | | | |
| Signs | See Chapter 83.13 (Sign Regulations) | | | |

Notes:

- (1) Limited to the Oak Glen Community Plan area only.

Table 82-5C
Agricultural and Resource Management Land Use Zoning District Development Standards
Desert Region

| Desert Region Development Feature | Requirement by Land Use Zoning District | | | |
|-----------------------------------|---|--|-------------------------|-------------------------|
| | AG Agriculture | RC Resource Conservation | FW Floodway | OS Open Space |
| Density | <i>Maximum housing density. The actual number of units allowed will be determined by the County through subdivision or planning permit approval, as applicable.</i> | | | |
| Maximum density | 1 unit per 10 acres Accessory dwellings as allowed by Chapter 84.01 (Accessory Structures and Uses) | 1 unit per 40 acres Accessory dwellings as allowed by Chapter 84.01 (Accessory Structures and Uses) | Residential Not Allowed | Residential Not Allowed |
| Setbacks | <i>Minimum setbacks required. See Chapters 83.02 for exceptions, reductions, and encroachments. See Division 5 for any setback requirements applicable to specific land uses.</i> | | | |
| Front | 25 ft | 25 ft | 75 ft | 25 ft |
| Side - Street side | 25 ft | 25 ft | 25 ft | 25 ft |
| Side - Interior (each) | 15 ft. | 15 ft | 15 ft | 15 ft |
| Rear | 15 ft | 15 ft | 15 ft | 15 ft |
| Lot coverage | <i>Maximum percentage of the total lot area that may be covered by structures and impervious surfaces.</i> | | | |
| Maximum coverage | N.A. | N.A. | N.A. | N.A. |
| Height limit | <i>Maximum allowed height of structures. See Section 83.02.040 (Height Limits and Exceptions) for height measurement requirements, and height limit exceptions.</i> | | | |
| Maximum height | 35 ft | 35 ft | 35 ft | 35 ft |
| Accessory structures | See Chapter 84.01 (Accessory Structures and Uses). | | | |
| Infrastructure | See Chapter 83.09 (Infrastructure Improvement Standards) | | | |
| Parking | See Chapter 83.11 (Parking Regulations). | | | |
| Signs | See Chapter 83.13 (Sign Regulations) | | | |

Adopted Ordinance 4011 (2007); Amended Ordinance 4057 (2008)

82.03.070 FW Land Use Zoning District Additional Standards

- (a) No structure or use shall be constructed, located or substantially improved and no land shall be graded or developed in the area designated as floodway, except upon approval of a plan which provides that the proposed development will not result in any increase in flood levels during the occurrence of the base flood discharge.
- (b) Proposed land use permits within the FW district shall comply with all of the requirements necessary for the approval of a permit in the Floodplain Overlay.

Adopted Ordinance 4011 (2007)